

IDAHO FALLS PLANNING COMMISSION

CITY OF IDAHO FALLS PLANNING DEPARTMENT

P.O. BOX 50220

IDAHO FALLS, IDAHO 83405-0220

October 1, 2013

7:00 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners Jake Cordova, Donna Cosgrove, Natalie Black, Margaret Wimborne, Brent Dixon, David Hodder, George Swaney

MEMBERS ABSENT: Commissioners Leslie Polson, Kurt Karst, *Doug Branson, George Morrison, Dee Whittier*

ALSO PRESENT: Planning Director Renee Magee, Assistant Planning Director Brad Cramer, and interested citizens

CALL TO ORDER: Chair Cordova called the meeting to order at 7:00 p.m. and reviewed the public hearing process.

MINUTES: There were no minutes to approve.

PUBLIC HEARINGS:

Rezone from R-3A (Apartments and Professional Office) with a PT-2 Overlay (Planned Transition) to C-1 (Commercial): Lot 1, Block 1, Harman Addition: Magee presented the staff report, a part of the record and stated staff recommends approval of the rezoning request. In response to a question from Cosgrove, Magee said the property to the east was rezoned to remove the PT-2 overlay sometime after 2000. She explained for Black the differences in landscaping requirements between the C-1 and PT-2 zones. She explained for Cosgrove there are no buffering requirements in C-1 when adjacent to R-3A.

Cordova opened the public hearing.

No one appeared to testify and Cordova closed the public hearing.

Magee clarified for Cordova that staff recommends approval of the rezone because it is an isolated area of PT-2 overlay on a parcel that does not meet the minimum size requirements for the zone.

Wimborne moved to recommend to the Mayor and City Council approval of the request to rezone from R-3A with a PT-2 overlay to C-1. The motion was seconded by Black and passed unanimously.

Conditional Use Permit for a Commercial Use in an RSC-1 Zone: Lots 20-24, Block 23, Capitol Hill Addition: Cramer presented the staff report, a part of the record. Cosgrove asked why the applicant was requesting a conditional use permit instead of a rezone and why the conditional use permit was considering C-1 uses instead of RSC-1. Cramer explained C-1 allows all RSC-1 uses. The conditional use permit language specifies that only RSC-1 uses may be considered. The RSC-1 was intended to provide services that are useful to and compatible with the surrounding neighborhoods. The uses that are in the building are allowed in the RSC-1 zone. He said he has discussed the possibility of rezoning with the applicant and expects he will submit an application to rezone the property in the near future. Cramer

clarified for Wimborne that if the property is rezoned, there will no longer be a need for a conditional use permit.

Dennis Hendricks, 950 North 1710 East, Lehi, UT. Hendricks has owned and managed the property for over 30 years. It was originally built as a medical center. There were medical offices and a barber shop in the building for many years. However the city and the markets have changed and this is no longer a desirable location for medical offices. There have been a variety of tenants in the building, but not all of them meet the requirements of the R-3A zone. Through the difficult economy there have been more vacancies. He believes the proposed psychic reader office would be a good fit for the building and the area. He applied for the conditional use permit instead of the rezoning because he felt it would be a timelier course of action. He intends to apply for rezoning in the near future.

Blancey Merineo, 390 N. Holmes, Idaho Falls. Merineo clarified for Swaney the proposed use is for his wife's psychic reading business. He will eventually open an insurance office as well.

Wimborne said it makes sense to do a conditional use permit for now, but the property needs to be rezoned to C-1 to better fit the area and the market for the building. In response to a question from Swaney that it may not be appropriate to condition approval upon future rezoning of the property, but would be better to state for the record that the commission is supportive of rezoning. Cosgrove is also supportive of rezoning.

Cosgrove moved to recommend to the Mayor and City Council approval of the conditional use permit as presented. Black seconded the motion and it passed unanimously.

MISCELLANEOUS

Magee said she would like to schedule a morning work session to discuss the comprehensive plan. She will schedule the meeting for October 25.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Brad Cramer, Director